

In Re:	Case No.:	22-16965
John M. Reynolds	Chapter:	13
	Judge:	MBK

NOTICE OF PROPOSED PRIVATE SALE

John M. McDonnell, the Chapter 7 Trustee, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: Clarkson S. Fisher U.S. Courthouse
402 East State Street
Trenton, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on February 1, 2024 at 10:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 221 Howell Ave., Spring Lake, NJ (a/k/a Block 46, Lot 10 on the tax map of Spring Lake Borough, NJ)

Proposed Purchaser: John Cunningham or a Permitted Assignee

Sale price: \$3,635,000.00 plus the forgiveness of approximately \$4,100,000.00 in secured debt.

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Brian G. Hannon, Esq.
Amount to be paid: As allowed by the Court upon application
Services rendered: Special Counsel to Chapter 7 Trustee

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Brian G. Hannon, Esq.

Address: 184 Grand Avenue, NJ 07631

Telephone No.: 201-871-1333

In re:
John M. Reynolds
Debtor

Case No. 22-16965-MBK
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0312-3
Date Rcvd: Jan 10, 2024

User: admin
Form ID: pdf905

Page 1 of 4
Total Noticed: 62

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
#	Addresses marked '#' were identified by the USPS National Change of Address system as requiring an update. While the notice was still deliverable, the notice recipient was advised to update its address with the court immediately.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jan 12, 2024:

Recip ID	Recipient Name and Address
db	John M. Reynolds, 221 Howell Ave, Spring Lake, NJ 07762-1708
cr	+ Fidelity National Title Insurance Company, 601 Riverside Avenue, Jacksonville, FL 32204-2946
cr	+ John Cunningham, New Stream Capital, 205 Worthington Ave, Spring Lake, NJ 07762-1643
sp	+ Norgaard, O'Boyle & Hannon, 184 Grand Avenue, 184 Grand Avenue, Englewood, NJ 07631-3578
r	+ Ruggeri Realty, LLC, 2008 Rt. 37 East, Ste. 16, Toms River, NJ 08753-7185
ptcrd	+ Vincent Gifford, Law Office of Jules L. Rossi, 560 Main St. 1C, Loch Arbour, NJ 07711-1232
519696480	Allied Digestive Health, 101 Grovers Mill Rd, Lawrenceville, NJ 08648-4706
519696486	Coast Capital Partners, LLC, RR 71, Spring Lake, NJ 07762
519696491	+ Essex Fells Country Club, 219 Devon Rd, Essex Fells, NJ 07021-1598
519714333	Jennifer C. Reynolds, 221 Howell Ave, Spring Lake, NJ 07762-1708
519696494	Jersey Shore Anesthesiology, PO Box 307, Neptune, NJ 07754-0307
519696495	John Cunningham, 205 Worthington Ave, Spring Lake, NJ 07762-1643
519740020	+ John Cunningham + Worthington Capital LLC, c/o John Cunningham, 205 Worthington Ave, Spring Lake, NJ 07762-1643
519696498	Kromer Law Firm, LLC, 208 Main St Ste 201, Asbury Park, NJ 07712-7033
519696499	Lynday E. Rowland, Esq., 1300 Virginia Dr Ste 325, Fort Washington, PA 19034-3223
519696500	Lyndsay E. Rowland, Esq., 13000 Virginia Dr Ste 325, Fort Washington, PA 19034
519696502	New Stream Secured Capital, LP, John Cunningham, Assignee, 205 Worthington Ave, Spring Lake, NJ 07762-1643
519740021	+ New Stream Secured Capital, LP, John Cunningham As, c/o John Cunningham, 205 Worthington Ave, Spring Lake, NJ 07762-1643
519696503	Oakhurst Ocean Surgical Pavil, PO Box 15273, Wilmington, DE 19850-5273
519696504	OrthopaedicsNew Jersey, 2315 Highway 34 Ste D, Manasquan, NJ 08736-1444
519696505	+ Ostrowitz & Ostrowitz, Esqs., 225 Gordons Corner Road, Suite 1-J, Manalapan, NJ 07726-3342
519696507	Receivable Collection, 170 Jericho Tpke, Floral Park, NY 11001-2024
519696508	Receivable Collection Services, LLC, 170 Jericho Tpke Ste 204, Floral Park, NY 11001-2024
519696509	# Rubin Ehrlich & Buckley, PC, 3150 US Highway 1 Ste 310, Lawrence, NJ 08648-2420
519696511	Spring Lake Borough, PO Box 638, Spring Lake, NJ 07762-0638
519696519	Tdbnknorth, Greenville, SC 29601
519696520	The Bancorp Bank, 409 Silverside Rd Ste 105, Wilmington, DE 19809-1771
519696522	Vincent Gifford, c/o Kromer Law Firm, LLC, 208 Main St Ste 201, Asbury Park, NJ 07712-7033
519930278	+ Vincent Gifford, c/o Law Office of Jules L. Rossi, 560 Main Street 1C, Loch Arbour, NJ 07711-1232
519696523	Waterfall Revenue Grou, 101 Grovers Mill Rd, Lawrenceville, NJ 08648-4706

TOTAL: 30

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Jan 10 2024 20:51:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpregion03.ne.ecf@usdoj.gov	Jan 10 2024 20:51:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
519698103	+ Email/PDF: acg.acg.ebn@aisinfo.com		

District/off: 0312-3

User: admin

Page 2 of 4

Date Rcvd: Jan 10, 2024

Form ID: pdf905

Total Noticed: 62

		Jan 10 2024 21:04:23	Ally Financial, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519696481	+ Email/Text: GSBankElectronicBankruptcyNotice@gs.com	Jan 10 2024 20:50:00	Apple Card/Gs Bank USA, PO Box 6112, Philadelphia, PA 19115-6112
519696482	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 10 2024 21:04:05	Cap1/neimn, PO Box 30253, Salt Lake City, UT 84130-0253
519696484	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 10 2024 21:04:13	Capital One, Attn: Bnakruptcy, PO Box 30285, Salt Lake City, UT 84130-0285
519696483	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 10 2024 21:03:50	Capital One, PO Box 31293, Salt Lake City, UT 84131-0293
519748958	+ Email/PDF: ebn_ais@aisinfo.com	Jan 10 2024 20:47:53	Capital One N.A., 4515 N Santa Fe Ave, Oklahoma City, OK 73118-7901
519696485	Email/PDF: AIS.cocard.ebn@aisinfo.com	Jan 10 2024 21:04:33	Capital One/Neiman Marcus/Bergdorf Goodm, Attn: Bankruptcy, PO Box 30285, Salt Lake City, UT 84130-0285
519696487	Email/PDF: creditonebknotifications@resurgent.com	Jan 10 2024 20:49:36	Credit One Bank, Attn: Bankruptcy Department, PO Box 98873, Las Vegas, NV 89193-8873
519696488	Email/PDF: creditonebknotifications@resurgent.com	Jan 10 2024 20:48:15	Credit One Bank NA, PO Box 98872, Las Vegas, NV 89193-8872
519696489	Email/Text: mrdiscen@discover.com	Jan 10 2024 20:50:00	Discover Bank, PO Box 30939, Salt Lake City, UT 84130-0939
519732516	Email/Text: mrdiscen@discover.com	Jan 10 2024 20:50:00	Discover Bank, Discover Products Inc, PO Box 3025, New Albany, OH 43054-3025
519696490	Email/Text: mrdiscen@discover.com	Jan 10 2024 20:50:00	Discover Financial, Attn: Bankruptcy, PO Box 3025, New Albany, OH 43054-3025
519696492	+ Email/Text: GSBankElectronicBankruptcyNotice@gs.com	Jan 10 2024 20:50:00	Goldman Sachs Bank USA, Attn: Bankruptcy, PO Box 70379, Philadelphia, PA 19176-0379
519707282	Email/PDF: resurgentbknotifications@resurgent.com	Jan 10 2024 21:03:49	Hackensack, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519696493	Email/Text: sbse.cio.bnc.mail@irs.gov	Jan 10 2024 20:50:00	Internal Revenue Service, PO Box 7346, Special Procedures Branch, Bky Sec., Philadelphia, PA 19101-7346
519696496	Email/PDF: ais.chase.ebn@aisinfo.com	Jan 10 2024 20:47:48	JP Morgan Chase Legal Department, 900 Highway 9 North, Woodbridge, NJ 07095-0000
519696501	+ Email/Text: bankruptcydpt@mcmcg.com	Jan 10 2024 20:51:00	Midland Funding, LLC, 8875 Aero Drive, Suite 200, San Diego, CA 92123-2255
519696506	+ Email/Text: BKEBN-Notifications@ocwen.com	Jan 10 2024 20:50:00	PHH Mortgage Corporation, 2001 Bishops Gate Blvd., Attn: Bankruptcy Dept., Mt. Laurel, NJ 08054-4604
519931655	Email/PDF: resurgentbknotifications@resurgent.com	Jan 10 2024 20:48:16	Resurgent Receivables, LLC, Resurgent Capital Services, PO Box 10587, Greenville, SC 29603-0587
519752237	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Jan 10 2024 20:50:00	State of New Jersey, Department of Treasury, Division of Taxation, PO Box 245, Trenton, NJ 08695-0245
519696512	Email/Text: NJTax.BNCnoticeonly@treas.nj.gov	Jan 10 2024 20:50:00	State of New Jersey Division of Taxation, PO Box 245, Trenton, NJ 08695-0245
519696510	+ Email/Text: BKSPSElectronicCourtNotifications@spservicing.com	Jan 10 2024 20:51:00	Select Portfolio Servicing, PO Box 65250, Salt Lake City, UT 84165-0250
519696515	Email/PDF: ais.sync.ebn@aisinfo.com	Jan 10 2024 21:03:49	Syncb/Lord & Taylor, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
519696513	Email/PDF: ais.sync.ebn@aisinfo.com	Jan 10 2024 21:28:11	Syncb/ban, PO Box 965005, Orlando, FL

District/off: 0312-3

User: admin

Page 3 of 4

Date Rcvd: Jan 10, 2024

Form ID: pdf905

Total Noticed: 62

519696514	Email/PDF: ais.sync.ebn@aisinfo.com	Jan 10 2024 21:03:50	32896-5005 Synchb/1&t, PO Box 965015, Orlando, FL 32896-5015
519696516	Email/PDF: ais.sync.ebn@aisinfo.com	Jan 10 2024 20:48:16	Synchrony Bank/Banana Republic, Attn: Bankruptcy, PO Box 965060, Orlando, FL 32896-5060
519696518	Email/Text: bankruptcy@td.com	Jan 10 2024 20:51:00	TD Bank, NA, PO Box 8400, Lewiston, ME 04243-8400
519696517	Email/Text: bankruptcy@td.com	Jan 10 2024 20:51:00	Td Bank, N.A., Attn: Bankruptcy, 32 Chestnut St, Lewiston, ME 04240-7744
519696521	Email/Text: bankruptcydepartment@tsico.com	Jan 10 2024 20:51:00	Transworld Sys Inc/51, PO Box 15273, Wilmington, DE 19850-5273
519932404	+ Email/Text: ustpreregion03.ne.ecf@usdoj.gov	Jan 10 2024 20:51:00	United States Trustee, One Newark Center, Suite 2100, Newark, NJ 07102-5235
TOTAL: 32			

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519825916		The Bancorp
cr	*+	The Bancorp Bank, 409 Silverside Road, Suite 105, Wilmington, DE 19809-1771
519698104	*+	Ally Financial, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519698105	*+	Ally Financial, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519698109	*+	Ally Financial, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519698110	*+	Ally Financial, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
519698111	*+	Ally Financial, AIS Portfolio Services, LLC, 4515 N Santa Fe Ave. Dept. APS, Oklahoma City, OK 73118-7901
acc	##+	Bederson, LLP, 347 Mt. Pleasant Avenue, West Orange, NJ 07052-2749
519696497	##	KML Law Group, PC, 216 Haddon Ave Ste 406, Westmont, NJ 08108-2812

TOTAL: 1 Undeliverable, 6 Duplicate, 2 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jan 12, 2024

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on January 9, 2024 at the address(es) listed below:

Name	Email Address
Alexandria Nikolinos	on behalf of U.S. Trustee U.S. Trustee alexandria.nikolinos@usdoj.gov
Brian Gregory Hannon	on behalf of Trustee John Michael McDonnell bhannon@norgaardfirm.com sferreira@norgaardfirm.com;184grandno@gmail.com;kcimmino@norgaardfirm.com;dtakach@norgaardfirm.com;hannon.briang.

District/off: 0312-3

User: admin

Page 4 of 4

Date Rcvd: Jan 10, 2024

Form ID: pdf905

Total Noticed: 62

b124931@notify.bestcase.com

Brian Thomas Crowley

on behalf of Trustee John Michael McDonnell bcrowley@mchfirm.com bcrowley@mcdonnellcrowley.com

Conika Majumdar

on behalf of Creditor Fidelity National Title Insurance Company conika.majumdar@fnf.com

Daniel E. Straffi

on behalf of Debtor John M. Reynolds bkclient@straffilaw.com
g25938@notify.cincompass.com;jrdanielsb124806@notify.bestcase.com

Denise E. Carlon

on behalf of Creditor Onslow Bay Financial LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com

Douglas J. McDonough

on behalf of Creditor Onslow Bay Financial LLC dmcdonough@flwlaw.com

John O'Boyle

on behalf of Trustee John Michael McDonnell joboyle@norgaardfirm.com
sferreira@norgaardfirm.com;kcimmino@norgaardfirm.com;crose@norgaardfirm.com;dtakach@norgaardfirm.com;o'boyle.johnb1
24931@notify.bestcase.com

John Michael McDonnell

on behalf of Trustee John Michael McDonnell jmcdonnell@mchfirm.com NJ95@ecfcbis.com,

John Michael McDonnell

jmcdonnell@mchfirm.com NJ95@ecfcbis.com,

Jules L. Rossi

on behalf of Petitioning Creditor Vincent Gifford jlrbk423@aol.com G24529@notify.cincompass.com

Lyndsay E. Rowland

on behalf of Creditor The Bancorp Bank lrowland@starfieldsmith.com mayers@starfieldsmith.com

Roger Serruto

on behalf of Creditor John Cunningham rserruto@serrutolaw.com ldolan@serrutolaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 14